



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD

TUESDAY, APRIL 28, 2015– 6:30 PM

DESERT BREEZE COMMUNITY CENTER

8275 SPRING MOUNTAIN ROAD

LAS VEGAS, NV 89117

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

John Catlett **Present**

Dee Gatliff, Vice Chair **Present**

John Getter, Chair **Present**

Darby Johnson, Jr. **Present**

Angie Heath Younce **Present (arrived after Public Comments)**

Mike Shannon, Town Liaison (702) 455-8338 **Present**

Diana Morton, Secretary (702) 254-8413 **Present**

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.

Helen Meyer Community Center-4525 New Forest Dr.

Spring Valley Library – 4280 S. Jones

West Flamingo Senior Center -6255 W. Flamingo

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES/CONDUCT

A. Conformance with the Nevada Open Meeting Law

B. Meeting Guidelines

C. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 4-0**

D. Approval of Minutes of April 14, 2015 **Approved 4-0**

IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and

Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**

V. TOWN BOARD INPUT **Dee noted there was a burglary at 8:00 am last week in Section 12. John indicated several automobiles were broken into last week near Hualapi and Russell.**

VI. GENERAL BUSINESS

A. Liaison/County Staff Business **None**

VII. PLANNING & ZONING

HELD OVER FROM APRIL 14, 2015 MEETING:

1. **TM-0060-15 – TORREY PINES OC IRREVOCABLE BUSINESS TRUST:**
TENTATIVE MAP consisting of 25 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Mesa Vista Avenue and Torrey Pines Drive within Spring Valley. SS/rk/ml (For possible action) 5/6/15 BCC **Held by applicant until May 12, 2015 meeting.**
2. **ZC-0124-15 – TORREY PINES OC IRREVOCABLE BUSINESS TRUST:**
ZONE CHANGE to reclassify 5.0 acres from R-1 (Single Family Residential) Zone to R-2 (Medium Density Residential) Zone for a single family subdivision.
DESIGN REVIEW for a single family subdivision on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Mesa Vista Avenue and Torrey Pines Drive within Spring Valley (description on file). SS/mk/ml (For possible action) 5/6/15 BCC **Held by applicant until May 12, 2015 meeting.**
3. **UC-0138-11 (ET-0013-15) – MADRAS DURANGO, LLC:**
USE PERMITS SECOND EXTENSION OF TIME to complete the following: **1)** a convenience store; **2)** reduce the separation from a convenience store to a residential use; **3)** a service station; and **4)** reduce the setback from a service station to a residential use.
WAIVER OF CONDITIONS of an extension of time on a use permit (UC-0138-11 (ET-0115-13)) requiring applicant to remove all structures from the site if not completed on time.
DESIGN REVIEW for a commercial development consisting of an office and retail building, a convenience store, and a service station on 1.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 150 feet north of Robindale Road within Spring Valley. SS/co/ml (For possible action) 5/6/15 BCC **Held by Town Board until May 12, 2015 meeting with the understanding the applicant would request to hold at the May 6, 2015 BCC meeting. Vote 5-0**

05/19/15 PC

4. **UC-0200-15 – RAINBOW 2625, LC:**
USE PERMIT for a minor training facility (job skills training) on a portion of 0.9 acres in a C-P (Office and Professional) Zone in the MUD-4 Overlay District. Generally located on the south side of Laredo Street and the west side of Rainbow Boulevard within Spring Valley. SB/jvm/ml (For possible action) 5/19/15 PC **Approved subject to staff conditions. Vote 5-0**
5. **WS-0211-15 – O'BANNON, PAUL TRUST:**
WAIVER OF DEVELOPMENT STANDARDS for the water commitment requirement in conjunction with a minor subdivision (parcel map) on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of O'Bannon Drive, 330 feet east of Duneville Street within Spring Valley. SB/mk/ml (For possible action) 5/19/15 PC **Approved subject to staff conditions. Vote 5-0**

05/20/15 BCC

6. **DR-0208-15 – VALLEY HOSPITAL MEDICAL CENTER, INC:**
DESIGN REVIEW for a building addition in conjunction with an existing hospital (Spring Valley) on a portion of 33.6 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Hacienda Avenue within Spring Valley. SS/al/ml (For possible action) 5/20/15 BCC **Approved subject to staff conditions. Vote 5-0**
7. **UC-0205-15 – 6165 DECATUR BUS 1.25 AC – JL #5, LLC, ET AL:**
USE PERMIT to allow vehicle repair (automobile).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modified landscaping; and **2)** modified CMA standards.
DESIGN REVIEW for a proposed building, parking lot, and modifications to existing buildings for a proposed vehicle sales and repair facility on 3.1 acres in a C-2 (General Commercial) (AE-65) Zone and an M-D (Designed Manufacturing) (AE-65) Zone in the CMA Design Overlay District. Generally located on the west side of Decatur Boulevard and the north and south sides of Sobb Avenue within Spring Valley. SS/pb/ml (For possible action) 5/20/15 **Approved subject to staff conditions. Vote 5-0**
8. **ZC-0225-15 – TOMSIK PATRICK, LP:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts.
USE PERMIT for a major training facility.
DESIGN REVIEW for a major training facility. Generally located on the south side of Patrick Lane, 645 feet west of Cimarron Road within Spring Valley (description on file). SS/jt/ml (For possible action) 5/20/15 **Approved subject to staff conditions. Vote 5-0**

VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**

IX. Set next meeting date – **Tuesday, May 12, 2015 – 6:30 PM**

X. Adjournment – **7:35 PM**